

FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, April 15, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on April 01, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, NJ

In attendance were **Committee Members**: Rose Estephan, Laurie Gannon, Rick Harrison, and Ana Dowland; **FMERPA Staff Member**: Frank Cosentino, Diane Canterbury. **Public** in attendance: Tom Mahedy, Philip Welch, John Yaecker, Beverly Bova Scarano, Pastor Bill Beckelman, and EDAW sub-consultant Frank Banisch of Banisch Assoc. Inc.

1. **Call to Order**: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. **Review of Prior Meeting Notes**: All attendees reviewed; no modifications were provided. **Public Comments**: Tom Mahedy stated that the previous minutes did not reflect his frustration to the issues adequately.
4. **Other**: Prior to item # 4 of the SSAC Meeting Agenda; Rick Harrison gave a high level synopsis of the status of the overall planning efforts. There were a couple of new attendees; this assisted them and others in being current and up-to-date with the planning efforts and timeline(s).
5. **Discussion with Frank Banisch (EDAW Sub-Consultant)**: Frank B. introduced himself and began with a high level overview of Affordable Housing and COAH requirements. There was a detailed dialogue between Frank B. and Phil W. in reference to the following:
  - the preliminary plans numbers for affordable housing
    - a. the number of housing and applying that to the job type/wages of workers
    - b. "Unique Housing Fit" under law
  - the round three (3) COAH requirements and previous municipality COAH obligations and how that gets incorporated into the final plan
  - the current ratio of affordable and fair market value homes (1:5 w/ bonus unit making it 1:6 for builders)

Phil W. also addressed other concerns such as: issues with not how many houses are owed (via COAH requirements) but, where they will be located, the balancing of open space and the housing balance as it pertains to land use (density), the questioning of "what is sustainability to the project?", and identification of what the municipalities owe between the years 2000 & 2018. Concerns of the actual COAH requirement numbers were discussed in this detailed dialogue, as well as the efforts for meeting those numbers were discussed. Frank B. provided response to these valid concerns during the meeting and will be attending the next scheduled SSAC meeting to

address them further and to provide details of additional queries and concerns. Tom Mahedy was not happy with the meeting's demeanor and referenced displeasure by referring to the McKinley Act, HUD back paddling, Pinebrook housing, and FMERPA leadership attendance at the SSAC meetings should be their priority.

6. **Discuss Path Forward:** Rose and Rick informed the attendees that a separate meeting will be scheduled to address the housing concerns. This will be a separate public meeting and all will be informed of the date, time, and location as it is arranged through the FMERPA standard process of announcing a public meeting.

7. **Schedule Next Meeting:** The next meeting is scheduled for 29Apr08 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.